



**67a Decoy Drive, Eastbourne, BN22 9PP**

**£600,000 - £625,000 | Freehold**

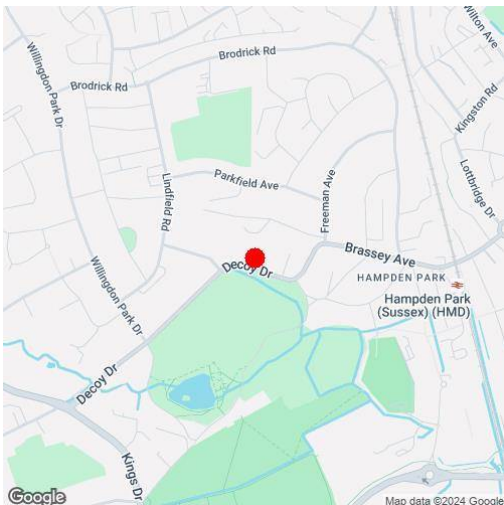
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



Situated in a secluded hideaway set back from Decoy Drive overlooking the delightful wooded Hampden Park. A detached three bedroom individually designed chalet bungalow set within beautifully maintained gardens. The property offers deceptively generous accommodation totalling 140 square metres. The accommodation includes a spacious entrance hall leading to an impressive sitting room/dining room measuring 23' x 18'6 (triple aspect overlooking the gardens), a fitted kitchen/breakfast room including integrated appliances, a snug enjoying views towards the woodland of Hampden Park, three bedrooms (the master having an en-suite bathroom) and a large family shower room. A particular feature of the property are the secluded, and perfectly maintained, gardens to three sides with a plethora of mature plants and flower beds, areas of lawn and a patio. An additional area offers a gated parking area. The property is situated directly opposite the delightful Hampden Park, conveniently located for schools catering for most age groups. The main High Street and mainline railway station are within a few hundred yards. An internal inspection is highly recommended.







### At a Glance:

- Prime location opposite Hampden Park
- 23' x 18'6 sitting room/dining room
- Three bedrooms
- Beautiful gardens to three sides
- Fitted kitchen/breakfast room
- Delightful snug with views towards Hampden Park
- Two bathrooms
- Secluded hideaway plot

### Accommodation:

#### SPACIOUS RECEPTION HALL

16'0" (4.88m) x 6'4" (1.93m)

#### SITTING ROOM/DINING ROOM

23'0" (7.01m) x 18'6" (5.64m) Triple aspect enjoying views over the gardens

#### KITCHEN/BREAKFAST ROOM

16'10" (5.13m) x 9'5" (2.87m) Integrated double oven, hob and extractor, fridge freezer and dishwasher

#### SNUG/STUDY

14'5" (4.39m) x 8'2" (2.49m) Generous storage cupboards including space and plumbing for washing machine

#### BEDROOM 2

12'3" (3.73m) x 11'6" (3.51m)

#### BEDROOM 3

11'6" (3.51m) x 10'5" (3.18m)

#### FAMILY SHOWER ROOM

#### FIRST FLOOR LANDING

Built in spacious storage cupboard

#### MASTER BEDROOM

15'8" (4.78m) x 13'6" (4.11m)

#### EN-SUITE BATHROOM

#### OUTSIDE:

#### GARDENS

A particular feature of the property are the delightful wrap around gardens enjoying a plethora of well stocked flower beds.

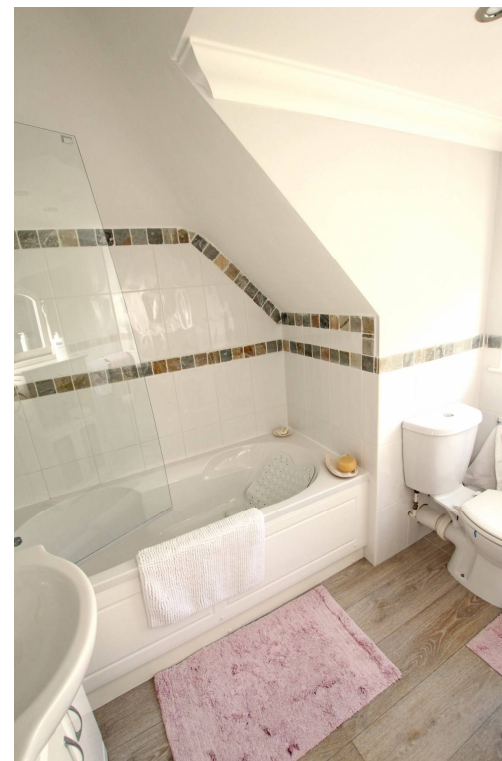
#### GATED ACCESS TO OFF ROAD PARKING SPACE

#### EPC:

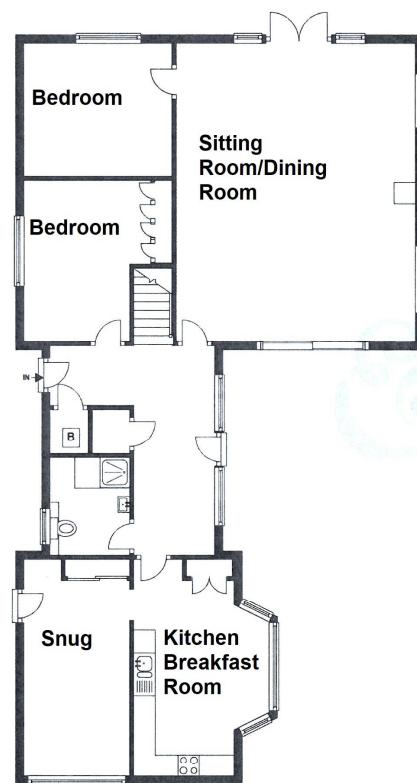
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#### COUNCIL TAX:

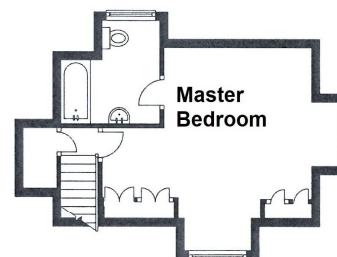
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## GROUND FLOOR



## FIRST FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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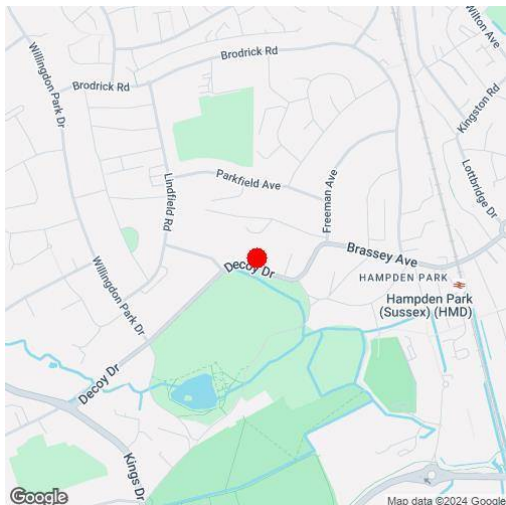
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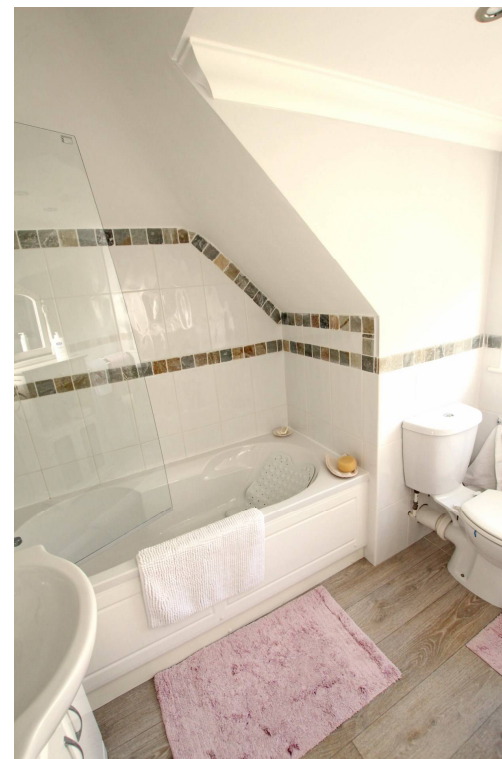
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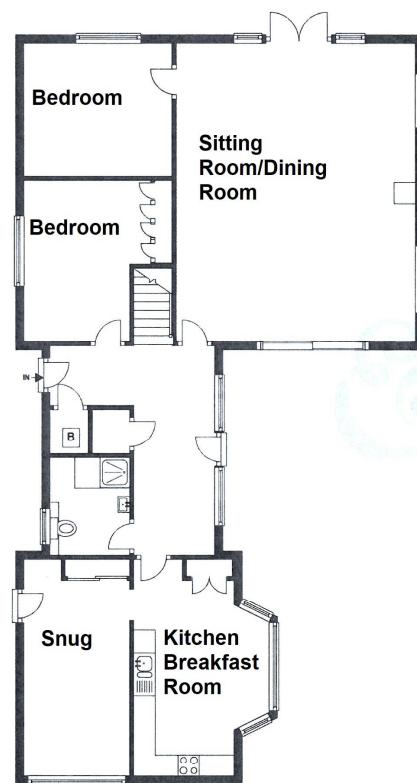
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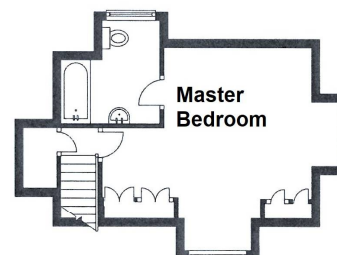
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